

APN#: 1220-18-002-018

RPTT: \$0.00

DOUGLAS COUNTY, NV

2020-956377

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

11/13/2020 12:32 PM

ETRCO

KAREN ELLISON, RECORDER

E07

Recording Requested By:

Western Title Company

Escrow No.: 116120-WLD

When Recorded Mail To:

Mark William Neddenriep and

Jonel Neddenriep

834 State Route 88

Gardnerville, NV 89460

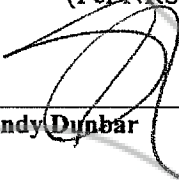
Mail Tax Statements to: (deeds only)

Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature _____


Wendy Dunbar

Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Mark William Neddenriep and Jonel Marie Neddenriep, Co-Trustees of The Mark and Jonel Neddenriep Trust, dated November 20, 2007 and Mark W. Neddenriep and Jonel Neddenriep, individually by joinder in execution of document no. 2018-923979

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Mark William Neddenriep and Jonel Neddenriep, a married couple as joint tenants

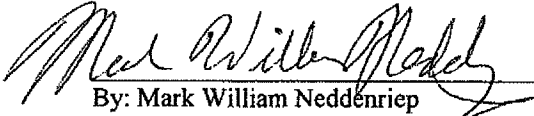
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

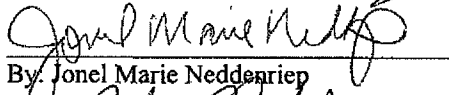
See attached Exhibit A

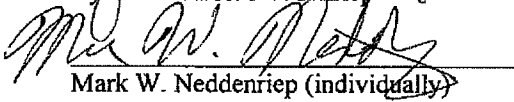
TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

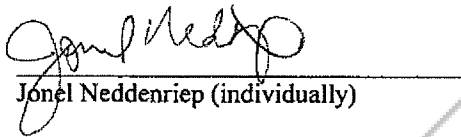
Dated: 11/05/2020

The Mark and Jonel Neddenriep Trust


By: Mark William Neddenriep


By: Jonel Marie Neddenriep


Mark W. Neddenriep (individually)

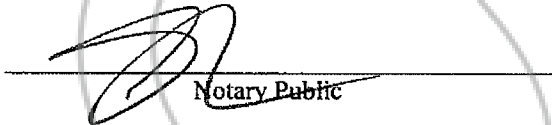

Jonel Neddenriep (individually)

STATE OF NEVADA

COUNTY OF DOUGLAS

This instrument was acknowledged before me on November 6, 2020 By Mark William Neddenriep and Jonel Marie Neddenriep and Mark W. Neddenriep and Jonel Neddenriep.

} ss


Notary Public


 WENDY DUNBAR
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 02-79065-5 - Expires Dec. 16, 2022

EXHIBIT "A"

All that real property situate in the County of Douglas, State of Nevada, described ed as follows:

**A parcel of land located within a portion of Section 18, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:
BEGINNING at the common corner to Parcels 2 & 3 as shown on the Parcel Map for Mark W. Neddenriep, filed for record March 3, 1992 in the office of Recorder, Douglas County, Nevada as Document No. 272432, said point falling on the west right of-way line of State Route 88 as shown on said Parcel Map;**

thence along the boundary of said Parcel 3 the following five courses:

South 00°06'00" East, 397.41 feet;

South 52°19'05" West, 998.62 feet;

North 36°02'12" West, 1033.35 feet;

North 53°57'48" East, 510.90 feet;

South 36°02'12" East, 388.92 feet;

thence North 61°42'48" East, 168.56 feet;

thence North 28°17'12" West, 138.45 feet;

thence North 67°05'03 East, 245.31 feet;

thence South 43°27'16" East, 169.44 feet;

thence North 87°56'45" East, 330.54 feet to the POINT OF BEGINNING

Excepting therefrom all that portion thereof, lying below the natural ordinary high water line of the West Fork Carson River.

The Basis of Bearing of this description is South 36°02'12" East, the west Line of Parcels 3 & 4 as shown on said Parcel Map for Mark W. Neddenriep filed for record in said office of Recorder as Document No. 272432.

Note: Legal Description previously contained in Document No. 0670314, in Book 0306 at page 7190 recorded March 21, 2006.

Assessor's Parcel Number(s):

1220-18-002-018

**STATE OF NEVADA
DECLARATION OF VALUE**

1. **Assessors Parcel Number(s)**
a) 1220-18-002-018

2. **Type of Property:**

- a) Vacant Land b) Single Fam. Res.
c) Condo/Twnhse d) 2-4 Plex
e) Apt. Bldg f) Comm'l/Ind'l
g) Agricultural h) Mobile Home
i) Other _____

FOR RECORDERS OPTIONAL USE ONLY
NOTES: 11/13/20 Trust Ok~A.B.

3. **Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property)
Transfer Tax Value:
Real Property Transfer Tax Due:

\$0.00

\$0.00

\$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: #7
b. Explain Reason for Exemption: TRANSFER OUT OF TRUST NO CONSIDERATION

5. **Partial Interest: Percentage being transferred: 100%**

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exception, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____ Capacity Escrow Agents
Signature: _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
Print Name: Mark William Neddenriep and Jonel Marie Neddenriep, Co-Trustees of The Mark and Jonel Neddenriep Trust
Address: 834 State Route 88
City: Gardnerville
State: NV Zip: 89460

(REQUIRED)
Print Name: Mark William Neddenriep and Jonel Neddenriep
Address: 834 State Route 88
City: Gardnerville
State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC Esc. #: 116120-WLD
Address: Douglas Office
1362 Highway 395, Ste. 109
City/State/Zip: Gardnerville, NV 89410